169.0	0002	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	603,100 / 603,100
					USE VALUE:	603,100 / 603,100
					ASSESSED:	603,100 / 603,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITE JOANNE
Owner 2:	
Owner 3:	
Street 1:	56 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Copm. Clap Exterior and 1478 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6450.000	173,700		429,400	603,100
Total Card	0.148	173,700		429,400	603,100
Total Parcel	0.148	173,700		429,400	603,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.94 | /Parcel: 407.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111774

GIS Ref

GIS Ref

Insp Date 06/14/18

!13048!

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	173,700	0	6,450.	429,400	603,100		Year end	12/23/2021
2021	101	FV	167,700	0	6,450.	429,400	597,100		Year End Roll	12/10/2020
2020	101	FV	167,700	0	6,450.	429,500	597,200	597,200	Year End Roll	12/18/2019
2019	101	FV	150,400	0	6,450.	429,500	579,900	579,900	Year End Roll	1/3/2019
2018	101	FV	150,400	0	6,450.	362,000	512,400	512,400	Year End Roll	12/20/2017
2017	101	FV	150,400	0	6,450.	331,300	481,700	481,700	Year End Roll	1/3/2017
2016	101	FV	150,400	0	6,450.	282,200	432,600	432,600	Year End	1/4/2016
2015	101	FV	149,700	0	6,450.	245,400	395,100	395,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:03:23

LAST REV

Date	Time
07/03/18	15:15:05
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13048

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENDEMUEHL STE	28580-20		5/15/1998		215,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2018	323	Re-Roof	7,195	C				
2/25/2013	248	Manual	2,807	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	MEAS&NOTICE	BS	Barbara S
5/23/2013	Info Fm Prmt	EMK	Ellen K
3/5/2009	Meas/Inspect	163	PATRIOT
12/8/2008	Measured	294	PATRIOT
2/26/2000	Inspected	264	PATRIOT
12/13/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111774
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6450		Sq. Ft.	Site		0	70.	0.95	7									429,449						429,400	

Total AC/HA:	0.14807	Total SF/SM:	6450	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,449	Spl Credit		Total:	429,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.97990203
Adj $ / SQ:	132.287
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	251704
Depreciation:	78028
Depreciated Total:	173676

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

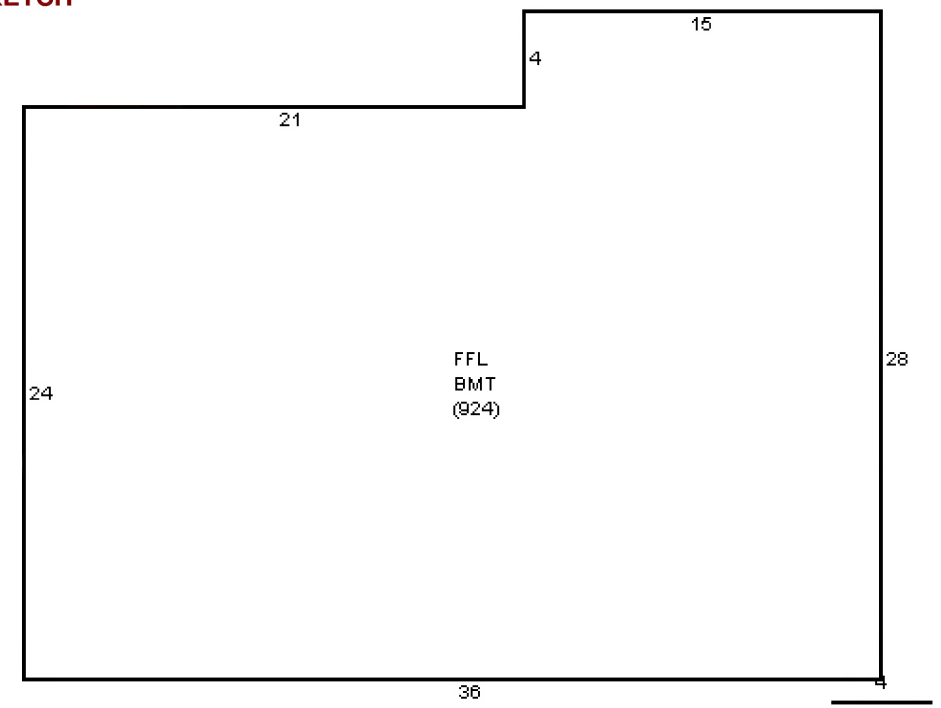
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	132.29
Special Features:	0	Val/Su Net:	93.99
Final Total:	173700	Val/Su SzAd	187.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	55.160	50,971
FFL	First Floor	924	132.290	122,233
Net Sketched Area:		1,848	Total:	173,204
Size Ad	924	Gross Area	1848	FinArea 1478

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: